



North Carolina Department of Commerce Housing & Business Redevelopment

Rick Carlisle, Secretary

Eugene Byrd, Director

Policy Memorandum # 10

TO: Local Governments, Housing Recovery Assistance Centers

FROM: Gene Byrd

SUBJECT: Permanent Foundation, Manufactured Homes

DATE: February 9, 2001

As we continue to resolve issues and to move forward with Hurricane Floyd Redevelopment Programs, the following is an abbreviated clarification on the type of construction required when replacing manufactured housing using Crisis Housing Assistance Funds (CHAF). Local Government Units (LGU) as stipulated in the State's CHAF guidelines are required to comply with the eligibility and criteria set forth in the FHA new construction standards for manufactured housing. A more detailed copy of the eligibility and criteria may be obtained from one of the four Housing and Business Redevelopment Managers or by acquiring and/or reviewing the FHA New Construction Workbook IV. Manufactured Housing (handbook 4145.1 REV 2, Chapter 3).

Eligibility:

- The home must be classified and taxed as real estate;
- The mortgage must cover both the manufactured unit and its site;
- The manufactured unit (single or double-wide) must not have been installed or occupied previously at any other site or location. *The exception to this would be manufactured units that can be repaired and have not been occupied by anyone other than the eligible CHAF homeowner. In cases where the mobile unit can be repaired and is moved from a rented lot to property purchased for the homeowner, the foundation installed shall be permanent*

Criteria:

In addition to the general eligibility criteria;

- They must have, with or without a basement, a site-built permanent foundation that meets or exceeds applicable requirements of 24 CFR 200.926. Comply with Handbook 4930.3, Permanent foundations guide for Manufactured Housing;
- They must be permanently attached to that foundation by anchoring devices adequate to resist all loads identified in 24 CFR 200.926d (this includes resistance to ground movements, seismic shaking, potential shearing, overturning and uplift loads caused by wind, earthquake, etc.);

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Anchoring straps or cables affixed to ground anchors, other than footings (or piers), will not meet this requirement. The unit must be anchored to the footing (or pier);

- They must have permanent utilities, installed and protected from freezing;
- The towing hitch or running gear must be removed (including tongues, axles, brakes, wheels, and lights). The chassis must stay in place.
- **There must be a properly enclosed crawl space with a continuous permanent foundation type construction (similar to a conventionally built foundation, i.e., concrete, masonry or treated wood). The perimeter enclosure, if separate from supporting the foundation must:**
 - a) be designed to resist all forces to which it may be subject without transmitting to the building superstructure any movements or effects caused by frost heave, soil settlement (consolidation), or the shrinking or swelling or expansive soils; b) be adequately secured to the perimeter of the unit to exclude entry of vermin and water and c) allow proper ventilation of crawl space.
- The manufactured unit must be insulated so that the envelope “Uo” value (calculated according to NFPA 501, BM-1976) does not exceed: 0.145 in Climatic Zone I includes Alabama, Arizona, Arkansas, California, Florida, Georgia, Hawaii, Louisiana, Mississippi, New Mexico, **North Carolina**, Oklahoma, south Carolina, Tennessee and Texas

As in all instances there may be exceptional circumstances that may not specifically fit into any of the policies that have been written. **In the case of permanent foundations, there may be local ordinances that conflict with this policy; therefore, a copy of such ordinance must be included in the victim’s file. Other factors such as elevated manufactured homes shall require that the local ordinance apply and in the absence of such, the contractors shall provide a written feasibility determination as to whether a permanent foundation is appropriate. In situations where the local ordinance is not the determining factor, the Director of Housing and Business Redevelopment must approve the project. The LGU shall submit prior to the start of the project, notification with justification of any properties that deviate from this policy.** The key is that the replacement home meet FHA installation guidelines, qualify as a land home package, and meet all requirements of local building and zoning codes.

Conclusion:

This policy clarifies the intent set forth in the original CHAF application. It is expected that the FHA guidelines and criteria will serve as a uniform tool to ensure that Eastern North Carolinians received the best home possible as we “Build Back Better”.

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